

Atlas Construction, Ltd.

Nevada Lic# 53500

5509 Avant Garde Court Las Vegas, Nevada 89146

Phone: 702.429.2851 Fax: 702.658.1843

JUSTIFICATION FOR: PARKING

PETITIONER'S REQUEST

June 26th, 2007

Mr. Raul Gil, Las Vegas City business man and owner of property located at 305 and 311 11th Street hereby requests the City of Las Vegas to consider and adopt its proposed waiver for parking requirements currently delineated in the Title 19. Said Code calls for nine (9) parking spots on this property. Petitioner's property currently can only supply seven (7) parking spots on his property. Petitioner respectfully requests that he be allowed a waiver of two (2) parking spots for the business.

Petitioner has utilized all of the possible space existing on his property and therefore has only been able to provided parking for seven (7) vehicles and a 15' X 25' loading area. The property has additional parking spaces on the abutting public street connecting to the East side of the property.

REASONS FOR REQUEST:

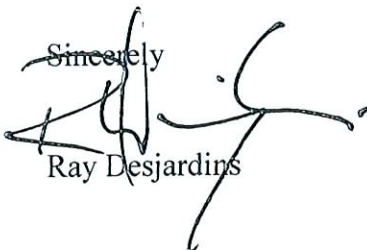
Petitioner is in substantial compliance with the parking requirements for his proposed type of business use, and is only short two (2) parking spots on said property. If Petitioner is not successful in obtaining a two (2) spot waiver, he would be required to purchase from surrounding property owners additional land to provide the two (2) additional parking spaces. There has been no indication from any of these owners that their land is for sale, either in part or *in toto*. Petitioner will be engaged in the business of the manufacturing of ice cream products as a wholesaler, not a retailer. As such, there will be no additional traffic to and from the property by individuals seeking to purchase any products being manufactured by Petitioner. As such, most of the proposed parking spaces will be used by employees of Petitioner. There is no retail commercial traffic.

In addition, should any person require a parking space in the event the seven (7) spaces are being utilized, there is an abundance of parking available along the adjacent street (11th) abutting the property. In addition, there is a parking area that usually has unused parking spaces located across from Petitioner's property.

CONCLUSION:

The property currently can only yield seven (7) parking spaces. Since the Petitioner requires an additional two (2) parking spaces, this would require a substantial outlay of money to purchases surrounding land, which is not been listed for sale. The Petitioner would respectfully request a waiver of two (2) parking spaces be granted.

Sincerely



Ray Desjardins

ZON-23579 VAR-23580
VAR-23582 SUP-23583
SDR-23577 09/13/07 PC

